

**WHEATON GATEWAY
PRELIMINARY PLAN NO. 120240120,
SITE PLAN NO. 820240150 &
FOREST CONSERVATION PLAN NO. F20240810
REGULATORY EXTENSION REQUEST NO. 2**

Description

Request to extend the review period, from October 23, 2025 to December 23, 2025; Application to create a mixed-use and affordable development containing up to 800 multifamily dwelling units over two (2) phases, underground parking, up to 55,000 square feet of non-residential use, and up to 897,222 square feet of residential for total of 952,222 square feet.

COMPLETED: 10/8/2025

PLANNING BOARD HEARING DATE: 10/16/2025

MCPB ITEM NO. 3

Planning Staff

TL

Troy Leftwich, Planner III, East County Planning, Troy.Leftwich@montgomeryplanning.org, 301-495-4553

KM

Katie Mencarini, Acting Regulatory Supervisor, East County Planning, Katherine.mencarini@montgomeryplanning.org, 301-495-4549

CS

Carrie Sanders, Chief, East County Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

LOCATION/ADDRESS

Northwest quadrant, intersection of Veirs Mill Road and University Blvd. West

MASTER PLAN

2012 *Wheaton CBD and Vicinity Sector Plan*

ZONE

Zoned CR 5.0, C-4.5, R-4.5, H-130; CR 3.0, C-2.5, R-2.5, H-100; CRN 1.5, C-.25, R-1.5, H-45; R-60

PROPERTY SIZE

5.16 acres

APPLICANT

HOC at 11250 Veirs Mill Road, LLC

ACCEPTANCE DATE

February 19, 2025

REVIEW BASIS

Chapters 22A, 50, & 59



Summary

- Section 50.4.1.E of the Zoning Ordinance provides a 120-day review period for Preliminary Plan hearings, and section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. The Planning Board may, however, extend this period.
- The Application was accepted on February 19, 2025, which established a Planning Board date no later than June 19, 2025.
- The Planning Board previously approved a four-month extension of the review period to October 23, 2025. The Applicant is requesting a second extension for two months, which will extend the review period to December 31, 2025.
- This extension will allow the Applicant time to address design comments and work out issues related to transportation and site design elements of the project.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance.
- Staff recommends APPROVAL of the extension request.

Attachments

Attachment A: Applicant's extension request

Wheaton Gateway Preliminary Plan No. 120240120,
Site Plan No. 820240150, &
Forest Conservation Plan No. F20240810

ATTACHMENT A

Page 1 of 2



Montgomery County Planning Department Maryland-National Capital Park and Planning Commission

Effective: December 4, 2024

2425 Reedy Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

M-NCPPC Staff Use Only			
File Number		MCPB Hearing Date	
Date Received			

Plan Name: Wheaton Gateway **Plan No.** 820240150, 120240120, F20240810

This is a request for extension of:

☐ Project Plan	☐ Sketch Plan
☒ Preliminary Plan	☒ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on (this date is the last scheduled Planning Board hearing date within the review period): 10/23/2025

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

☒ Owner, ☐ Owner's Representative, ☐ Staff (check applicable.)

Alex Laurens		HOC at 11250 Veirs Mill Road, LLC	
Name		Affiliation/Organization	
10400 Detrick Avenue			
Street Address			
Kensington	MD	20895	
City	State	Zip Code	
(240) 627-9400	alex.laurens@hocmc.org		
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 2 ☐ days/ ☒ months until 12/31/2025 (this date must be a scheduled Planning Board hearing date).

Describe the nature of the extension request. Provide a separate sheet if necessary.

The project design team hereby requests additional time to address staff comments to the recent Wheaton Gateway Preliminary, Site & Forest Conservation Plan resubmission.

Although the extension request is through 12/31/25 both the applicant and staff agree that they are targeting a Planning Board hearing no later than 11/20/25.

Signature of Person Requesting the Extension

Chelsea J. Andrews

Signature

HOC at 11250 Veirs Mill Road, LLC
By: Wheaton Venture, LLC, its sole member
By: HOC, at Wheaton Gateway, LLC, its manager
By: Housing Opportunities Commission Of Montgomery County, MD
Chelsea J. Andrews, President/Executive Director

09 / 22 / 2025

Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant one extension of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from _____ until _____ (this date must be a scheduled Planning Board hearing date).

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension of the Planning Board public hearing date from _____ until _____ (this date must be a scheduled Planning Board public hearing date).